



88 Carr St 32 **List: \$689,000 For: Sale**
Toronto Ontario M5T 1B7
 Toronto C01 Kensington-Chinatown Toronto
SPIS: No **Taxes:** \$3,514.04/2025 **DOM:** 0
 Condo Townhouse 3-Storey **Rms:** 5
Corp#: TSCC / 1794 **#Shares%:** **Bedrooms:** 2
Unit#: 129 **Locker#:** #329 **Washrooms:** 1
Locker Lev Unit: 1x4
 Level A
Locker Unit#: Unit
Level: Lev
Zoning:
Prop Mgmt: ICON Property Management: 416-939-6421
Dir/Cross St: Bathurst & Queen West
Directions:
 Entrance from Bathurst Street, with 88 Carr being the first left (north) up the complex cul-de-sac

MLS#: C13122682 **Possession Remarks:** Flexible
Status Cert: Y **Bldg Name:** The Gardens At Queen **PIN#:**

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2006 Yr Built Source: MPAC Apx Sqft: 900-999 Sqft Source: As per MPAC Residential Floor Area Report Exposure: W Assessment: \$466,000 / 2026 Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$715.30 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Sale Price: Included In Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Water Incl: Y Hydro Incl: CAC Incl: Prkg Incl: Y Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Stucco/Plaster Gar/Gar Spcs: Underground / 0 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level A #139 Bldg Amen: Bbqs Allowed, Bike Storage, Visitor Parking Prop Feat: Cul De Sac, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.58	x 16.54	Hardwood Floor Combined W/Dining West View
2	Dining	Main	11.58	x 16.54	Hardwood Floor Combined W/Living West View
3	Kitchen	Main	8.14	x 8.07	Tile Floor Breakfast Bar Stainless Steel Appl
4	Br	2nd	7.68	x 11.81	Hardwood Floor Double Closet West View
5	Br	2nd	8.17	x 9.09	Hardwood Floor West View
6	Bathroom	2nd	4.72	x 7.64	Tile Floor 4 Pc Bath
7	Laundry	3rd	6.4	x 3.74	Tile Floor

Client Remks:
 Live smack dab between the vibrancy of West Queen West and dynamic Queen West! The Gardens at Queen offers a beautifully serene collection of stacked townhomes just steps away from the bustle. Enjoy plenty of green space from the lovely tree-lined courtyard walkway up to townhouse 32 at 88 Carr Street, with neighbouring Alexandra Park right within sight. It's ideally situated within the townhouse community, away from busier Bathurst street and placed more picturesquely by the park. Enter up to the u-shaped kitchen, living, and dining room, all open-concept with 9 foot ceiling heights, and graced by westward light all throughout the space. The level above offers a full 4-piece bathroom with updated finishes, a double door linen closet, the primary bedroom with a double sliding door closet, and a second bedroom with westward leafy views of the area trees. The top level laundry and utility room provides some additional in-suite storage for convenience, right beside a stacked laundry and dryer unit. Walk-out from there to a private rooftop deck (123 sq.ft. as per iGuide) with ample space for outdoor living, lounging, cooking, gardening, and more. It's a whole other room you can use through the seasons! And very fortunately, there are hook-ups for water, electrical, and gas BBQ on the rooftop, to help with any or all of these pursuits. Dedicated double bike parking racks installed in a private underground parking spot, right near the secure owned locker unit with oversized 176cm deep X 119cm wide X 218cm tall proportions, all with the presence of 24-hour security on site. You're so close to Kensington Market, Trinity Bellwoods, The Entertainment District, and super quick access to the downtown core along either the Dundas or Queen streetcar routes, Richmond or Adelaide bike path networks, or darting in any direction desired by car. True urban living surrounded by the coolest shops, restaurants, and spaces for living a full and fun life!

Inclusions:
 All light fixtures, all window treatment hardware, all closet shelving, mirror in bathroom, BBQ on rooftop terrace, furnace in utility closet, and all appliances: fridge, stove, cooktop fan, built-in microwave, dishwasher, stacked washing machine and dryer.

Listing Contracted With: REAL ESTATE HOMEWARD **Ph:** 416-698-2090